

# UNOFFICIAL COPY



Doc#: 0718626046 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/05/2007 10:11 AM Pg: 1 of 2

WARRANTY DEED  
ILLINOIS STATUTORY  
Corporation to Individual

1052  
533270

THE GRANTOR, ODG California LLC, an Illinois Limited Liability Company, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said company, CONVEY(S) and WARRANT(S) to James Walker of 1640 N. Humboldt, Chicago, Illinois 60647 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

*2*

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; public utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, building lines encroachments and agreements of record; special taxes or assessments for improvements not yet completed.

Grantor also hereby grants to the grantee, its successors or assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 16-01-200-008-0000  
Address(es) of Real Estate: <sup>1523</sup> N. California, #2S, Chicago, Illinois 60622  
<sub>1527</sub>

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

19 day of June, 20 07

ODG California LLC, an Illinois Limited Liability Company

BY:   
Yale Schiff  
Its: Manager

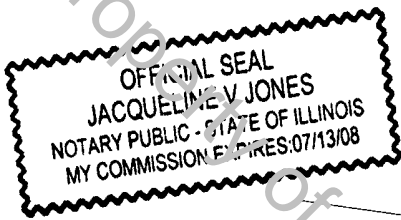
STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF \_\_\_\_\_ SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Yale Schiff, is personally known to me to be a Manager of the ODG California LLC, an Illinois Limited Liability Company, and is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of June, 20 07.



*Jacqueline V. Jones*

(Notary Public)

**Prepared by:**

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Chicago, Illinois 60603

**Mail To:**

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Kaufman & Ryan  
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Chicago, Illinois 60661

**Name and Address of Taxpayer:**

James Walker  
1527 N. California, #2S  
Chicago, Illinois 60622

